



ACTION AGENDA – SPECIAL MEETING

HUNTINGTON BEACH PLANNING COMMISSION

MONDAY, OCTOBER 12, 2009

HUNTINGTON BEACH CIVIC CENTER

2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:15 PM – ROOM B-8 (CITY HALL LOWER LEVEL)

CANCELLED – NO STUDY SESSION

6:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Commissioner Delgleize

ROLL CALL: *A* *P* *P* *A* *P* *P* *P*
Speaker, Mantini, Farley, Shier Burnett, Scandura, Livengood, Delgleize

Commissioner Speaker and Chair Shier Burnett were absent.

AGENDA APPROVAL – *APPROVED 5-0-2 (Speaker, Shier Burnett – Absent)*

A. ORAL COMMUNICATIONS

Four speakers addressed the Planning Commission regarding Item No. B-1 (Downtown Specific Plan Update).

PUBLIC HEARING ITEMS

- B-1. GENERAL PLAN AMENDMENT NO. 08-007/LOCAL COASTAL PROGRAM NO. 08-002/ZONING TEXT AMENDMENT NO. 08-004 (SPECIFIC PLAN NO. 5 – DOWNTOWN SPECIFIC PLAN UPDATE)** **Applicant:** City of Huntington Beach **Request:** Downtown Specific Plan Update – a City-initiated proposal to update Specific Plan No. 5 – Downtown Specific Plan (DTSP) to accommodate future development in the downtown area. The project proposes to reconfigure the existing 11 Specific Plan districts into 7 districts, modify development and parking standards, which includes provisions for tiered beach parking structures, incorporate design guidelines and provide recommendations for street improvements, public amenities, circulation enhancements, infrastructure and public facility improvements and parking strategies. The project also proposes revised parking requirements and modified parking ratios, the elimination of the Downtown Parking Master Plan, a Cultural Arts Overlay in the northern portion of the DTSP area on the site of the existing Main Street Branch library and a Neighborhood Overlay on 1st and 2nd Street between Walnut Avenue and Orange Avenue. The DTSP Update requires the following entitlements:

General Plan Amendment No. 08-007: to amend the Land Use and Circulation Elements to reflect the various changes in land use and development standards, including increases in allowable building heights and densities and elimination of Floor Area Ratio (FAR) requirements proposed in the DTSP Update, as well as the reconfiguration of the districts. Changes to the

General Plan include revisions to the Land Use Map and modifications to the Land Use Schedule and Community District and Subarea Schedule and Map in the Land Use Element. These changes consist of revisions to the subarea map and schedule as a result of deleting, creating and re-numbering subareas. Due to these revisions, subarea 3D, located outside of the DTSP area, is also proposed to be revised. This subarea would be re-numbered only and does not propose substantive changes in terms of standards, principles or permitted uses. The amendment to the Circulation Element includes a revision to Figure CE-9: Trails and Bikeways as a result of recommendations proposed in the DTSP Update and traffic study for the project. **Local Coastal Program Amendment No. 08-002**: to amend the Implementation Program (IP), specifically the Downtown Specific Plan, and the Land Use Plan/Coastal Element of the City's certified Local Coastal Program. Amendments to the Coastal Element will involve changes that are consistent with the changes to the Land Use and Circulation Elements in addition to several policies that are proposed to be updated based on proposed changes to the DTSP. The proposed LCPA is also subject to certification by the California Coastal Commission. **Zoning Text Amendment No. 08-004**: to amend the existing text of the Downtown Specific Plan. **Location**: 336-acre existing Downtown Specific Plan area. No changes to the existing boundaries are proposed. **Project Planner**: Jennifer Villasenor

STAFF RECOMMENDATION: Motion to:

- A. "Approve General Plan Amendment No. 08-007 by approving the draft City Council Resolution (Attachment No. 4) and forward to the City Council for adoption."

***APPROVED WITH MODIFICATIONS AND FORWARD TO THE CITY COUNCIL, 5-0-2
(Speaker, Shier Burnett - Absent)***

- B. "Approve Local Coastal Program Amendment No. 08-002 with findings for approval (Attachment No. 3) by approving the draft City Council Resolution (Attachment No. 6) and forward to the City Council for adoption."

***APPROVED WITH MODIFICATIONS AND FORWARD TO THE CITY COUNCIL, 5-0-2
(Speaker, Shier Burnett - Absent)***

- C. "Approve Zoning Text Amendment No. 08-004 with the errata to the June 2009 draft DTSP Update (Attachment No. 1) with findings for approval (Attachment No. 2) by approving the draft City Council Resolution (Attachment No. 5) and forward to the City Council for adoption."

***APPROVED WITH MODIFICATIONS AND FORWARD TO THE CITY COUNCIL, 5-0-2
(Speaker, Shier Burnett - Absent)***

- D. "Approve CEQA Findings of Fact with a Statement of Overriding Considerations – EIR No. 08-001 (Attachment No. 15)."

APPROVED WITH MODIFIED FINDINGS 4-1-2 (Farley – No, Speaker, Shier Burnett - Absent)

ADJOURNMENT: Adjourned at 11:30 PM to the next regularly scheduled meeting of Tuesday, October 13, 2009.